

VAL VERDE EXPANSION



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Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF PREPARATION AND SCOPING MEETING NOTIFICATION

PROJECT TITLE:

March 8, 2007

Green Valley Ranch Residential
Vesting Tentative Tract Map No. 062000, Conditional Use
Permit No. RCUPT200600138;
Vesting Tentative Tract Map No. 060257, General Plan
Amendment, Zone Change, Conditional Use Permit No. 03-250
for density controlled development, grading, hillside
management, Oak Tree Permit No. ROAK T200700007, for one
oak tree removal.

LEAD AGENCY:

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT APPLICANT:

Sterling Gateway, LP
P.O. Box 681007
Park City, Utah 84068

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the two-tract project identified below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency, and interested parties involved in approving the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility. The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the proposed project.

PROJECT LOCATION AND EXISTING CONDITIONS

The 154.9-acre project is located in the Santa Clarita Valley portion of Los Angeles County, California, within the Val Verde Area of the Castaic Area Community Standards District (CSD), and includes Tentative Tract Map (TTM) Nos. 062000 and 060257. The two-tract project lies on both sides of Del Valle Road, south of Hasley Creek Canyon, to the north and east of the small

town of Val Verde, and west of the community of Valencia (see **Figure 1** for Regional Location and **Figure 2** for Site Boundary of TTM Nos. 062000 and 060257).

The project area is primarily undeveloped open space, with the exception of man-made trails used for recreation and the single-story residential structure currently used as a temporary office located on TTM 060257. The area varies topographically with portions containing very steep foothills and associated ridges, and other areas containing flatlands. Project site elevations range from 1250 to 1400 feet above sea level. The southern portion of the TTM 062000 site, which represents most of the highest quality habitat present within the overall project site, would be preserved as approximately 80 acres of natural open space. The single-story residential structure will be demolished and removed during project construction. The structure is of no historic or landmark value.

PROJECT DESCRIPTION

TTM No. 062000 is a 41-acre tract and development would include a 21 lot subdivision consisting of 19 single-family residential lots (13.2 acres), one debris basin lot (1.2 acres), and one open space lot (25 acres). The proposed residential lots (sizes greater than 10,000 square feet) would be developed at the north end of the site, the debris basin lot would be adjacent to the south side of the access street, and the open space lot would be the remaining portion of the tract site to the southeast of the proposed residential development. Other improvements include two proposed cul-de-sac streets (1.6 acres), one of which would provide access off Windsor Drive and extend Cromwell Avenue to serve the site, and a private driveway beginning at the end of the longer cul-de-sac street for proposed Lot 10. The site plan for both tracts is provided in **Figure 3**.

TTM No. 060257 is a 113.9-acre tract, and development would include a 244 lot subdivision consisting of 233 single-family residential lots (76.7 acres), one commercial lot (to have 50,000 square feet of commercial space) (2.9 acres), two park site lots (6.5 acres), and eight basin lots (4.9 acres). As shown on Figure 3, TTM No. 060257 would include recreational facilities. These areas could include a soccer field, parking area, restroom facility, park office, and BBQ areas. In addition, the proposed project includes open space uses. The road improvements would require 22.9 acres.

Grading Footprint

TM No. 062000 - Approximately 125,000 cubic yards of cut is proposed with 125,000 cubic yards of fill, which would be balanced onsite.

TM No. 060257 - Approximate grading quantity for onsite grading would include 1,500,000 cubic yards of cut and 1,500,000 cubic yards of fill, with balance onsite.

Site Access

The proposed 233 single-family residential units in TTM 60257 would have access from their internal street networks connected to Del Valle Road. The proposed 21 single-family residential units in TTM 62000 would have access from an extension of Cromwell Avenue, which also connects indirectly to Del Valle Road.

Current Tract Map

TTM No. 062000

Current Land Use Designation: Hillside Management (HM) and Industry (M) under the Santa Clarita Valley General Plan.

Current Zoning: A-2-2 (Heavy Agricultural – Two Acre Minimum Size Lot Requirement) and MPD-DP (Industrial Planned Zone – Development Program) along the eastern edge of Lot 10.

TTM No. 060257

Current Land Use Designation: Hillside Management (HM) and U-1 (Urban 1 – 1.1 to 3.3 dwelling units/acre) under the Santa Clarita Valley Plan.

Current Zoning: A-1-1 (Light Agricultural – One Acre Minimum Size Lot Requirement) and A-2-2 (Heavy Agricultural – Two-Acre Minimum Size Lot Requirement).

Proposed Tract Map

TTM No. 062000

General Plan Amendment: No general plan amendment is proposed

Zone Change: No zone change is proposed

Conditional Use Permit: For density controlled development, grading, and hillside management

TTM No. 060257

General Plan Amendment: C (Commercial) and U-1 (Urban 1 – 1.1 to 3.3 dwelling units/acre) for HM areas only

Zone Change: R-1-7000 (Single Family Residential – 7,000 square foot minimum lot size) & C-2-DP (Neighborhood Business Zone – Development Program)

Conditional Use Permit: For clustering development, grading, and hillside management

ENVIRONMENTAL ISSUES TO BE ANALYZED

The County of Los Angeles, as the lead agency, has identified in the Initial Study (see Attachment A) that an environmental impact report (EIR) will be required. A summary of the probable environmental effects of the proposed project is presented in Table 1 below:

**TABLE 1
ENVIRONMENTAL ANALYSIS OVERVIEW**

Checklist Issue	Potential Significant Impacts/Issues for Analysis
HAZARDS	
Geotechnical	Liquefaction and landslide hazards
Flood	Portion of project site lies within and adjacent to natural drainage courses subject to flood hazard
Fire	Project site within Fire Zone 4
Noise	Construction (grading) and operational (mobile sources)/adjacent to sensitive receptor. Industrial development adjacent to residential
RESOURCES	
Water Quality	Construction (grading) can affect surface water quality of local streams and rivers; NPDES requirement; urban runoff
Air Quality	Construction and traffic from development would increase air pollutant emissions; over 1.5 million cubic yards of grading proposed
Biota	Flora and fauna resource impacts; Heritage Oak Tree removal
Cultural	Potential archaeological sensitivity; Cultural Survey report will be developed
Mineral	No impact
Agricultural	No impact
Visual	Disturbance of ridgeline view / landform change
SERVICES	
Traffic/Access	Construction and operational impacts from additional 372 residential homes in area
Sewer	Potential capacity issues
Education	Potential capacity issues for School District
Fire/Sheriff	Potential capacity issues for public services
Utility/Other	Potential capacity issues; water supply assessment (SB610) required
OTHER ISSUES	
General	Landform Change
Environmental Safety	No impact
Land Use	Zoning and land use amendments required
Population/Recreation	Sufficient Recreation to be provided
Mandatory Findings	Project has the potential to significantly affect traffic, biota, education, air quality, and water quality

Other Issues

There is a Heritage Oak Tree located within the boundary of Tract Map 060257. According to the oak tree report submitted for the project, the tree must be removed to allow project grading to occur and to remove it from the proposed new intersection of Hunstock Avenue and Sterling Parkway North. The tree replacement program shall consist of the planting of (10) 15-gallon specimen trees as mitigation replacements. These replacement trees will be planted in the designated open space areas of Tract Map 062000, and labeled: "Oak Tree Mitigation Planting Area". No existing oak trees are indicated within this Tract Map.

According to a Constraints Map of Green Valley Ranch submitted by the applicant, there are several completed and abandoned oil wells in the vicinity. Only one plugged and abandoned dry hole is located in the northwest corner of Tract 060257. Two thrust faults (Southern Back Thrust & Holser Fault-South Branch) are indicated across Tract 062000. Quaternary Landslide and Quaternary Surficial Failure areas are also indicated within the boundaries of both tracts. Tract Map No. 060257 also depicts a fault line along its northern boundary.